



## PLANNING AND ZONING COMMISSION COMMUNICATION

October 2, 2018

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Stephen Cook, Senior Planner

**REFERENCE NO:** 18-13-SP

---

### **ACTION REQUESTED:**

Recommend approval of a request for a Site Plan for a Commercial Development proposed to be located on 1.29 acres platted as Glade Parks Block C, Lot 4 to be addressed at 2411 State Highway 121.

### **ALTERNATIVES:**

- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Marshall Realty LTD, representing Bottlecap Alley restaurant

**Location/Zoning:** 2411 State Highway 121, Planned Development District (PD).

**Project Description:** The developer intends to construct a 5,781 square foot Bottlecap Alley restaurant. The site is located north of the Goodnight Trail entrance from the SH 121 frontage road.

**Site Standards:** Access to the site will be from a mutual drive approach from Rio Grande Boulevard. As adjacent lots are developed to the south and north, cross access will be established between the lots.

The site will contain eighty-two (82) parking spaces. New sidewalks will be constructed along Rio Grande and the frontage road. Alternative paving and sidewalks will connect the building directly to Rio Grande to aid pedestrian access to the site. The restaurant will have a drive-through around the west and southern sides of the building. There is opportunity for exiting the drive-through without ordering; and enough maneuver space to get back into the traffic pattern at the end of the drive-through lane.

**Landscaping:** The Landscaping installed will include trees planted throughout the site, along the frontage road and Rio Grande Boulevard. Landscaping will be placed along the drive-through lane and throughout the patio on the north side of the restaurant.

**Architecture:** The building is a masonry structure with the Bottlecap Alley branding elements incorporated into the structure. The primary façade will face onto the frontage road with an outdoor patio on the north side of the restaurant.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director, Planning and Economic Development

**Stephen Cook**

Senior Planner